



CITY OF CITY OF SOLANA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
635 South Highway 101 • Solana Beach • California • 92075-2215

Transmittal

TO: Department of Housing and Community Development

FROM: Tina Christiansen, Community Development Director

DATE: September 18, 2008

SUBJECT: Annual Housing Element Progress Report

As required by the State Department of Housing and Community Development, the City is transmitting a copy of its completed Annual Housing Element Progress Report.

**CITY OF SOLANA BEACH**

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CALIFORNIA 92075-2215 • (858) 720-2400
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September 18, 2008

Ms. Cathy E. Creswell, Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 9520503
Sacramento, CA 94252-2503

And

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

RE: Annual Housing Element Progress Report

Dear Ms. Creswell;

This is to submit the annual Housing Element Progress Report for the City of Solana Beach as required by state law (Attachment A). This submittal updates and formally submits our data on the HCD forms for the reporting period of January 1, 2003 thru June 30, 2008.

Recently, I responded on April 25, 2008 to your correspondence dated April 17, 2008 regarding the status of whether the city had approved 131 units, including 13 lower income units. In that letter the City reported that it had approved 145 units, including 16 affordable units, exceeding the City's total RHNA allocation of 131 units.

These totals are corrected as follows with the filing of this report dated Sept 16, 2008:
The City has approved 141 units, including 15 affordable units, exceeding the City's total RHNA allocation of 130 units.

Following is a discussion of certain corrections and updates to the numbers reported in the City's April 25, 2008 letter.

Corrections and Clarifications to Numbers:

It should be noted that the table adopted by SANDAG resolution (Attachment B) contains a math error, in that the number of units allocated to the City of Solana Beach add up to a total of 130 units, not a total of 131 units as listed in the SANDAG table. I have reflected the correct mathematical total of 130 on the table for the City's Annual Housing Element Progress Report.

Further, the adopted SANDAG RHNA table reflects the following information for the City of Solana Beach:

Very Low, 30 Units; Low, 22 units; Moderate, 25 Units; and Above Moderate, 53 Units for an actual total of 130 units. Therefore, a total of 52 Very Low and Low income units were attributed to Solana Beach in the SANDAG adopted RHNA.

Overall, the City's discretionary approvals and building permit issuance activity from June 1, 2003 to the end of this reporting period of June 30, 2008, compares favorably to the RHNA as adopted by SANDAG.

During this time, the city has issued building permits for a total of 129 dwelling units. Further, 12 additional dwelling units have been approved by the City Council/VAC that are still pending the issuance of building permits. Therefore, the City has approved 141 dwelling units in total during the reporting period of January 1, 2003 – June 30, 2008. This exceeds by 11 units the RHNA allocation of 130 total dwelling units.

Nine (9) Very Low and Low income units have been issued building permits from Jan 1, 2003- June 30, 2008 as listed in the attached Progress Report. Six (6) additional low income units have been approved by the City Council/VAC that are still pending the issuance of building permits. Therefore, the City has approved 15 affordable units during this period, which compares to the total assigned in the RHNA of 52 Very Low and Low income units.

The City of Solana Beach remains committed to supporting local and regional efforts to provide for housing opportunities as identified in its adopted Housing Element. We look forward to the continued success of this program and will continue to report our progress on an annual basis. Please contact me if you have any questions on this report, I can be reached at 858-720-2444.

Sincerely,



Tina Christiansen,
Community Development Director

Attachment A: 2008 Housing Element Progress Report

Attachment B: SANDAG Resolution, Exhibit 1 and Memo

Cc: David Ott, City Manager

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Solana Beach

Mailing Address: Community Development Department
635 S. Highway 101 Solana Beach, CA 92075

Contact Person: Tina Christiansen Title: Community Development Director

Phone: (858) 720-2444 FAX (858) 720-2448 E-mail: tchristiansen@cosb.org

Reporting Period by Calendar Year: from January 1, 2003* to June 30, 2008

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

*Note: In order to more accurately represent progress toward meeting its regional share, the City has chosen to report housing activity for the full 7 ½ year period covered by the RHNA reporting period.

Attachment 1
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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach
Reporting Period	1-Jan-03 30-Jun-08

Table A

Annual Building Activity Report Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8		
Project Location Parcel No. Owner Name Address	Unit Category	Income Eligibility Category	Affordable by Income Eligibility Category			Mixed Income Eligible Units	Assistance Program for Public Development	Deed Restricted Units	See Regulations	Housing without Financial Assistance or Deed Restrictions		
			Very Low Income	Low Income	Moderate Income						Very High Income	
622 Ridgeline Pl.	SF	R		1				ALU	1			
346 South Rios	SF	R		1				ALU	1			
403,5&7 N. Cadras Lane	5+	R		3				RDA	3			
725 Seabright Lane	SF	R		1				ALU	1			
313 San Lucas Dr.	SF	R		1				ALU	1			
548 Norris Ave.	SF	R		1				ALU	1			
201 S. Highway 101	5+	R		1				Inclusionary	1			
(9) Total of Above Moderate from Table A2							120		1			
(10) Total by income units (Field 5) Table A								9				

Exhibit 1

Final Regional Housing Needs Assessment Income Allocation Alternative 3 and Modified Alternative 1

Regional Share	Modified Alternative 1**					Alternative 3*** Draft RHNA Allocation				
	Very Low	Low	Moderate	Above Moderate	Above	Very Low	Low	Moderate	Above Moderate	Above
Carlsbad	1,922	1,460	1,583	3,411	3,411	2,506	1,816	1,583	2,471	2,471
Chula Vista	3,875	2,945	3,255	7,148	7,148	3,730	2,592	3,255	7,647	7,647
Coronado	14	11	12	27	27	20	14	12	18	18
Del Mar	6	4	5	10	10	7	6	5	7	7
El Cajon	86	75	117	343	343	86	75	117	343	343
Encinitas	392	299	324	697	697	502	373	324	513	513
Escondido	548	417	461	1,011	1,011	486	359	461	1,131	1,131
Imperial Beach	13	9	16	49	49	13	9	16	49	49
La Mesa	89	68	75	164	164	79	56	75	186	186
Lennox Grove	46	32	46	118	118	46	32	46	118	118
National City	18	39	50	202	202	18	39	60	202	202
Oceanside	1,445	1,098	1,214	2,666	2,666	1,454	1,042	1,214	2,713	2,713
Poway	285	216	235	505	505	419	288	235	300	300
San Diego - Original	10,292	7,822	8,645	18,983	18,983	9,195	7,834	8,645	20,067	20,067
Units to/from: Unincorporated Area San Diego - Revised*	353	268	0	(621)	(621)	418	292	0	(709)	(709)
	10,645	8,090	8,645	18,362	18,362	9,613	8,126	8,645	19,358	19,358
San Marcos	1,407	1,069	1,182	2,595	2,595	1,434	966	1,182	2,672	2,672
Santee	317	241	261	562	562	384	261	261	475	475
Solana Beach	30	22	25	53	53	37	30	25	39	39
Vista	510	388	428	941	941	511	305	428	1,023	1,023
Unincorporated Area - Original	2,781	2,113	2,336	5,129	5,129	3,217	2,251	2,336	4,554	4,554
Units to/from: Unincorporated Area Unincorporated Area - Revised*	(353)	(268)	0	621	621	(418)	(292)	0	709	709
	2,428	1,845	2,336	5,666	5,666	2,799	1,959	2,336	5,263	5,263
San Diego Region	24,143	18,348	20,280	44,530	44,530	24,144	18,348	20,280	44,529	44,529

Note: Some jurisdiction allocations by income category were adjusted slightly to ensure that regional income category percentages provided by the California Department of Housing and Community Development (HCD) -- 22.5 percent very low income, 17.1 percent low income, 18.9 percent moderate income, and 41.5 percent above moderate income -- were met.

*Adjusted to reflect transfer of lower income units from Unincorporated Area to City of San Diego.

**Modified Alternative 1 was approved by the SANDAG Board on February 25, 2005.

***Alternative 3 is referenced in the memorandum approved by the SANDAG Board in conjunction with the approval of the Final RHNA.

Totals may be affected by rounding.

March 18, 2005

Attachment 1
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ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach
Reporting Period	1-Jan-03 30-Jun-08

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	90	2	28			120

Attachment 1
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach
Reporting Period	1-Jan-03 30-Jun-08

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2003	2004	2005	2006	2007	2008	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted											
	Non-deed restricted											
Low	Deed Restricted			5	1	2	1				9	
	Non-deed restricted											13
Moderate	Deed Restricted											
	Non-deed restricted											25
Above Moderate*		15	41	19	22	20	3				120	-67
Total RHNA allocation COG**		130										
Total Units		15	41	24	23	22	4				129	
Remaining Need for RHNA Period												

*During the period Jan. 1, 2003 and June 30, 2005 the city constructed sufficient units in this category to meet its RHNA allocation for the period Jan. 1, 2003 through June 30, 2010 and continued to provide housing in this category once the Housing Element period (July 1, 2005 through June 30, 2010) began. The city has fulfilled its regional share in this category and the "Remaining Need for RHNA Period".

**COG pub. Contained math error, Tot.= 130, not 131

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach

Reporting Period 1-Jan-03 30-Jun-08

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Encourage Mixed Use Development	Inventory sites and initiate planning	Sept-07-sept-08	1 focus site identified, sched. For hrg. Oct. 2008
			Draft Inventory completed
			Workshop scheduled for Fall 2008
Encourage Second Dwelling Units	Encourage affordable SU's	31-Jun-10	5 units issued bldg. permits from 1/2003-6/2008
	Prepare promotional materials	1-Mar-08	Promotional brochure completed
			6 units approved by CC & VAC, bldg. permits pending
Density Bonus Program	Update ordinance and implement	24-Feb-07	State Density Bonus Law applies, City amending local ordinance, winter '09
Inclusionary Housing Program	Ongoing	31-jun-10	1 INC unit, low, issued bldg. permit
			1 INC prjct. "C. Xing" under consid., 14 units low
			1 INC prjct. "C. Greens" under consideration, 5 units low
Redevelopment and/or Replacement Housing	Ongoing	31-Jun-10	City set aside 3 INC units with Housing funds in June 2005
	Adopt funding strategy by year 3	1-Sep-09	Pending

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202.)

Jurisdiction	City of Solana Beach	Reporting Period	1-Jan-03	30-Jun-08		
Address and Mitigate Constraints				A. Review Inclusionary Program; B-D. Monitor permit processing & make code revisions; and E. Housing Element Report	A. 31-June-2007; B-D. 31-July 2006; E. Ongoing	A completed, B bldg. permit staff processing time red. By 50%, C and D admin. reg. completed, E submitted with this report.
Homeless Shelter/ Transitional Site ID				Ongoing/ within 1 yr. For definitions	31-June-2010	Completed: Admin. reg. issued
						City participates North County Coalition Program
Illegal Unit Conversion				Ongoing	31-June-2010	No conversions have been applied for
Preserve At Risk				Ongoing	31-June-2010	Continued to monitor
Section 8 Rental Assistance				Ongoing	31-June-2010	SDCHA continues to admin, Sect. 8, flyers distrib.
						in Spanish and English
Capital Improvements Program				Ongoing	31-June-2010	Continued to implement the CIP program
Condominium Conversion Policy				Ongoing	31-June-2010	No applicants during the last two years
Residential Code Enforcement				Ongoing	31-June-2010	1 MF dwelling unit property case in process
						other SF dwelling and MF cases are work w/o permit req'd. ongoing

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	City of Solana Beach	
Reporting Period	1-Jan-03	30-Jun-08
Residential Rehabilitation		Ongoing
Mortgage Credit Certificate (MCC)		Ongoing
Distribute Fair Housing Information		Ongoing
	31-June-2010	No applicants during the last two years
	31-June-2010	No applicants during the last two years
	31-June-2010	Housing Fair to be held Sept.-08 at city park



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RESOLUTION NO. 2005-17

RESOLUTION OF THE SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) APPROVING THE FINAL REGIONAL HOUSING NEEDS ASSESSMENT FOR THE 2005-2010 HOUSING ELEMENT CYCLE FOR THE SAN DIEGO REGION

WHEREAS, the Regional Comprehensive Plan (RCP) adopted by San Diego Association of Governments (SANDAG) in July 2004 calls for increasing the supply of housing and greater housing choice for all income levels; and

WHEREAS, state housing element law requires that the SANDAG adopt a Regional Housing Needs Assessment (RHNA) prior to the due date for each five-year update of local general plan housing elements; and

WHEREAS, the California Department of Housing and Community Development (HCD) is required to consult with SANDAG in determining the existing and projected housing need for the region prior to each five-year housing element cycle; and

WHEREAS, HCD provided SANDAG with two alternative sets of housing need numbers (107,301 and 110,739) distributed by four income categories based on the regional percentages of very low (22.5 percent), low (17.1 percent), moderate (18.9 percent) and above moderate (41.5 percent) income households from the 2000 U.S. Census; and

WHEREAS, HCD stated that the minimum number of housing units the region should plan for as part of its 2005-2010 housing element cycle was 107,301 units; and

WHEREAS, SANDAG is required by state law to allocate the overall regional housing needs by jurisdiction and income category; and

WHEREAS, SANDAG with the assistance of Regional Planning Committee (RPC) and its working groups, including the Regional Housing Task Force (RHTF), Regional Planning Technical Working Group (RPTWG), Regional Planning Stakeholders Working Group (RPSWG), and Regional Housing Needs Working Group (RHNWG), developed a number of potential methodologies for allocating the region's housing needs by jurisdiction and income category; and

WHEREAS, these methodologies were based on state law and local jurisdiction land use plans, market demand for housing, public facilities, suitable sites, commuting patterns, employment projections, percentage of lower income households, and a number of other local planning and demographic factors and principles; and

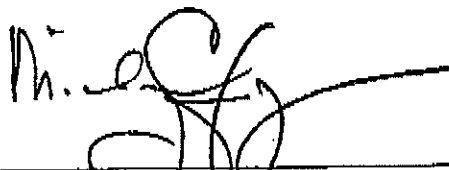
WHEREAS, in accordance with state law the distribution of the housing needs seeks to reduce the concentration of lower income households in jurisdictions which already have disproportionately high proportions of lower income households; and

WHEREAS the allocation of and planning for the region's future housing needs will assist the region in solving its housing crisis and addressing other RCP quality of life goals; NOW THEREFORE


BE IT RESOLVED BY THE SANDAG BOARD OF DIRECTORS to adopt Modified Alternative 1 (Exhibit 1) as the Final RHNA for the 2005-2010 housing element cycle for incorporation into the Regional Housing Needs Statement, which includes housing and demographic data and a toolbox of programs that local jurisdictions can use in preparing their 2005-2010 housing elements; and

BE IT FURTHER RESOLVED BY THE SANDAG BOARD OF DIRECTORS that the memorandum signed by Mayor Lori Pfeiler, Mayor Steve Padilla, and Councilmember Jim Madaffer (Exhibit 2) is approved in conjunction with the Final RHNA.

PASSED AND ADOPTED this 25th day of February, 2005.



CHAIRPERSON

ATTEST: 

SECRETARY

MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista, and County of San Diego.
ADVISORY MEMBERS: California Department of Transportation, Metropolitan Transit System, North San Diego County Transit Development Board, Imperial County, U.S. Department of Defense, San Diego Unified Port District, San Diego County Water Authority, and

Exhibit 2

San Diego
ASSOCIATION OF GOVERNMENTS
MEMO

February 25, 2005

TO: SANDAG Board of Directors

FROM: Mayor Lori Pfeiler, Mayor Steve Padilla, and Councilmember Jim Madaffer

SUBJECT: Agenda Item No. 12 – Final Regional Housing Needs Assessment (RHNA)

Our regional housing needs are significant – both now and in the future. Addressing these needs is often a complex process when dealing with the varied interests of the cities in our region. We are committed to doing everything we can to address our regional housing needs. Recognizing the differences between the cities, we are proposing an incentive-based compromise to the RHNA Modified Alternative 1. Simply put, for those cities that are willing and able to accommodate additional housing, those cities should be compensated through incentives that would help improve existing as well as future infrastructure.

We recommend the Board approve Modified Alternative 1, with the following provisions:

1. Jurisdictions whose 1999 lower income households as a percentage of total households is estimated to be greater than the regional average (Attachment 2, Column 1) shall receive 15 bonus points (out of 100 possible) for projects requesting funding through the Pilot Smart Growth Incentive Program. (This would include National City, El Cajon, Imperial Beach, Lemon Grove, La Mesa, Escondido, Vista, Chula Vista, San Diego, and San Marcos.)
2. In addition to the current Pilot Smart Growth Incentive Program, for all future discretionary funding allocated to local agency projects by SANDAG (following the adoption by jurisdictions of housing elements for 2005-2010), the following criteria shall apply:
 - a. In order to qualify for such funding, a jurisdiction will be required to demonstrate that they are in compliance with provisions of their adopted housing element which set forth their commitment to providing adequate multi-family zoned land or other actions necessary to accommodate their share of lower income housing under the adopted RHNA.
 - b. Incentive points (a minimum of 25 points out of 100 possible) will be given to projects in jurisdictions in which lower income housing units are being produced in accordance with the housing unit figures contained in Alternative 3 (Attachment 2, Column 13).
 - c. In order to verify compliance with these provisions, each jurisdiction shall annually submit a report to SANDAG indicating their progress in complying with requirements of their housing element, as well as actual production of housing units within their jurisdiction by income category, during the preceding year.